

**2005 SOUTH COUNTY AREA PLANS
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use Only

Date Received: 9/21/05

Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force, 9002 Burke Lake Road, Burke VA 22015

Nominator E-mail Address: braddock@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☒ Braddock ☐ Lee ☐ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: X 1

Total aggregate size of all nominated parcels (in acres and square feet): _____ sq. ft. _____ acres NA

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 _ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 3: SPECIFIC INFORMATION

Supervisor District: Braddock District

Tax map numbers for parcels: 77-2 ((1)) lot 35

Total number of parcels: 1

Street Address for each nominated parcel: VRE Garage, track right of way on North side of tracks, wet land mitigation area and abandoned Guinea Road.

Total aggregate size of all nominated parcels in acres and square feet:

Nominations for Neighborhood Consolidation and Redevelopment:

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

Current Plan Map Designation: Residential/wet lands mitigation

Proposed Comprehensive Plan Designation:

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
L	
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT

PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 _ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:
Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

Section 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

Current Comprehensive Plan Text for the nominated property: None

Current Plan Map Designation: PRC and Residential (now wet lands mitigation)

Proposed Comprehensive Plan Designation: Pohick Planning District, P-2 Main Branch Community Planning Sector. Add:

13. The abandoned Guinea Road, South of the Target store (77-2 ((1)) lot 13C) and North of the tracks should be planned for a Kiss and Ride with Handicapped Parking and a Pedestrian Bridge that will connect the Kiss and Ride to the Parking garage. There should be a path/trail designed to traverse the land (R-1/Wetland), in an eastward direction parallel to the tracks from the Kiss and Ride area to a pedestrian bridge crossing the tracks to the North side of Parking Garage without negative impact.

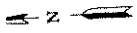
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
77-2 ((1)) lot 35	Fairfax County	5701 Guinea Road	Courthouse Rd Va 3975 Fair Ridge Drive Fairfax Va		First class letter

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipts(s) and copies of each letter and map will not be accepted.

[illegible]



Map file is 50' X 100' based on NAD83 1:24,000 scale
7.12 meters (23' 4.11") North Zone is U.S. feet based on
NAD83/1983 High Precision GPS Network adjustment
National Geodetic Vertical Datum 1929

GENERAL NOTES

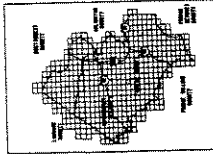
ZONING

Proffer and Covenants

The use or development of the property
or properties subject of the zoning
application submitted is restricted beyond
the designated zoning district regulations
by the provisions of the zoning ordinance
as amended. A reference is provided
to page 1 of the official zoning map.

Zoning revised to 01.01.05
Subsequent changes not reflected.

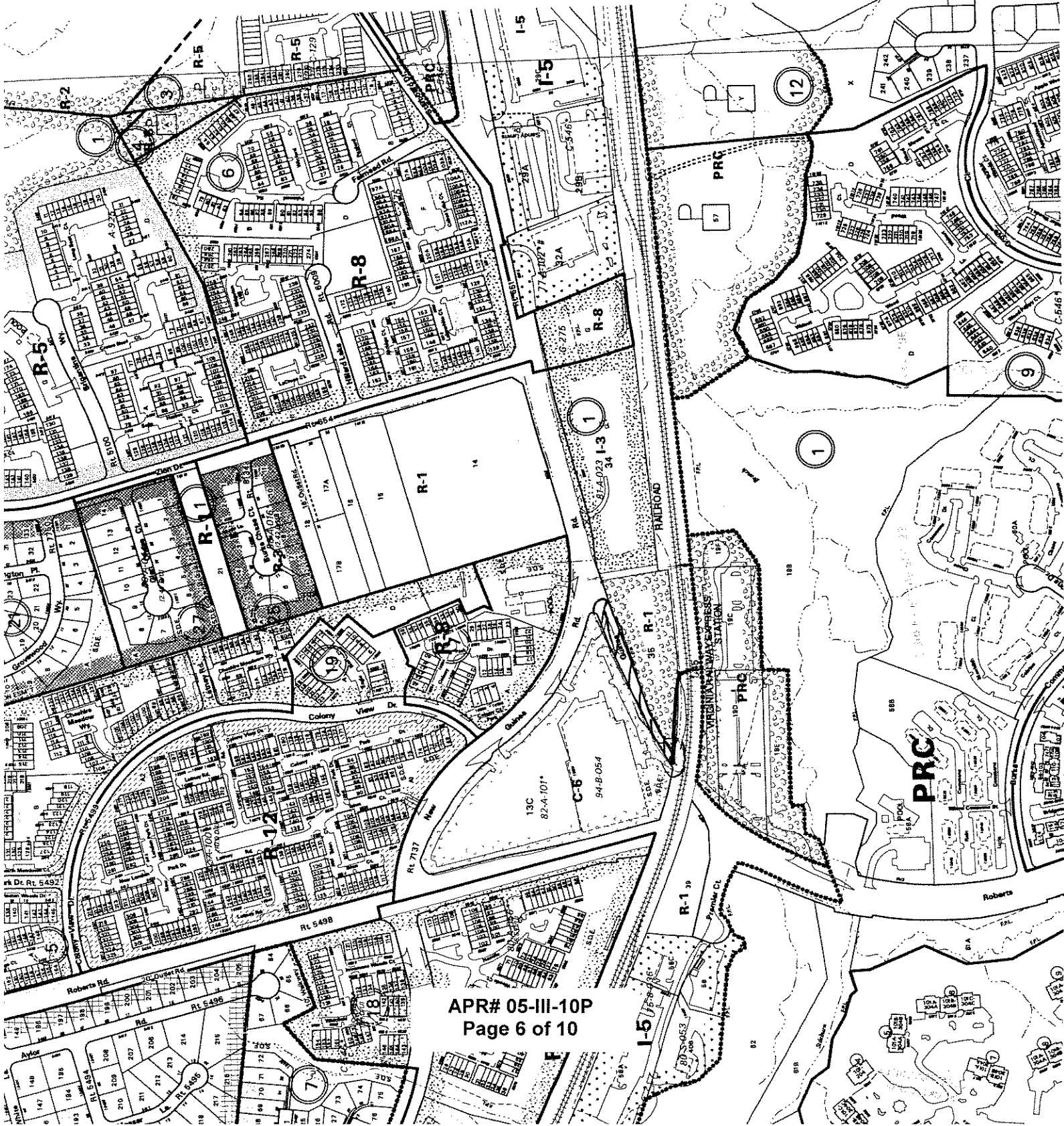
The information contained on this page is NOT to be
used for any purpose other than the intended
purpose of the map. It is not
a survey and should not be used for the purpose of
property or for fiscal plan determination. The
County does not provide any warranty of accuracy or
completeness regarding the information contained
on this map. The information is provided to the Public
County Geographic Information Service Branch of the
Department of Information Technology. In no event
will the County be liable for any damages, including
loss of business information or any
other pecuniary loss, that may result from the use of
this map or information contained thereon.



ADMINISTRATIVE INDEX

68-3	68-4	69-3
77-1	77-2	78-1
77-3	77-4	78-3

SHEET INDEX



12. The cumulative effect of institutional uses in this area should be considered prior to allowing the location of additional institutional uses as they could change the residential character of the area. Non-residential uses requiring special exception or special use permit approval should be rigorously reviewed. In general these uses, if permitted at all, should only be granted if the following conditions are met:

- Access for the use is oriented to an arterial;
- The use is of a size and scale that will not adversely affect and impact the character of the area in which it is located; and
- Buffering and screening in excess of County ordinances are provided between the use and the adjoining residential properties. [Not shown]

13.

Old Keene Mill Road Area

13. ~~Prohibit strip commercial development along Old Keene Mill Road, west of Rolling Road. Additional commercial uses are inappropriate because they would have adverse effects on traffic flow, safety, pedestrian circulation, and the visual and functional character of the area, which is closely associated with existing residential development.~~
14. ~~The southwestern quadrant of the intersection of Old Keene Mill Road and Rolling Road is planned for residential development at 4-5 dwelling units per acre. An option for residential development at 5-8 dwelling units per acre may be considered if there is parcel consolidation that results in coordinated development and the provision of an effective, internal circulation system, as well as coordinated vehicular access to existing median breaks on Old Keene Mill Road and Rolling Road. No road access, however, should be provided from this development to the Kenwood Oaks subdivision. The office use located on Parcel 79-3((5))19A should not be expanded and no further commercial uses should be located in this quadrant.~~

Other Areas

15. ~~The land that generally lies between Hillside Road, the Timbers townhouse subdivision, Rolling Road, Bauer Drive and Old Keene Mill Road, excluding the commercial/retail office center, has a varied but established residential character that should be enhanced. Land within this area should be planned as follows:~~
- a. ~~Land north of Center Road should be developed as single-family detached houses at a density of 2-3 dwelling units per acre. In recognition of the mixed character of this sector, development may be permitted at a density of 3-4 dwelling units per acre if substantial consolidation of adjacent parcels is provided to ensure coordinated development.~~
 - b. ~~Residentially planned parcels located north and west of Bauer Drive and south of Center Road, with the exception of the West Springfield Mews and West Springfield Terrace townhouses should be developed using single-family detached dwellings at a density of 2-3 dwelling units per acre, as shown on the Plan Map. The low-end of the Plan range will most effectively maintain the existing character of the stable, interior portion of the community and this density is recommended. However, the high-end of the Plan range may be considered if the following conditions are met in addition to the residential development criteria:~~

Section 6: JUSTIFICATION

The Board of Supervisor's Adopted Plan Text (September 9, 2002) for Transit/Transportation Management/Non-motorized Facilities encourages measures to reduce vehicular trips and increase safety and mobility for non-motorized travel. These include:

- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Integration of transit with adjacent areas;
- Provision of facilities that increase safety and mobility for non-motorized travel;
- Connections to off-site retail/commercial uses.

As recommended by the Braddock District's VRE Parking Garage Task Force, the Pedestrian Bridge will provide safe access from and to the North of the Burke Centre VRE Parking Garage and also to the off-site Target retail facility. In addition to Target, the area North and East of the garage contains several of the higher density townhouse communities (R-8 and R-12). Many pedestrians from these areas, in order to save time, cross the railroad tracks at the old Guinea Road location to access the VRE station.

To further reduce vehicular trips and integrate transit with the adjacent communities to the North and East, the Kiss and Ride, located at the North terminus of the Pedestrian Bridge, will provide a convenient alternative to all-day parking at the garage. As the demand for shuttle service grows, the North Kiss and Ride will supplement the garage Kiss and Ride. While the two would be geographically close, there is a considerable travel distance up Guinea Road, over the Roberts Parkway Overpass followed by a left turn against Northbound Roberts Parkway traffic, to the far end of the facility to reach the on-site/garage Kiss and Ride.

Finally, prudent planning would require a secondary ingress and egress for a 1,500-space facility that also contains a Little League ballfield. Should there be an incident at the sole entrance on Roberts Parkway or in the facility itself, the Pedestrian Bridge would provide for that alternative. And while commuters may not be able to evacuate their vehicles, alternate transportation would be available with re-routed buses and shuttles from the North Kiss and Ride.

Sistla, Indrani

From: Naeve, Florence A.
Sent: Wednesday, November 02, 2005 10:03 AM
To: Sistla, Indrani
Subject: RE:

Indrani,

I concur with your clarifications.

Florence

-----Original Message-----

From: Sistla, Indrani
Sent: Tuesday, November 01, 2005 5:07 PM
To: Naeve, Florence A.
Cc: 'Bea and Steve Schrobo'
Subject:

Florence,

Thanks again for providing clarifications on the nominations submitted by the Braddock Task Force Area III and IV Sub Committee. Following is the summary of our phone conversation clarifying each of the nominations. Could you please confirm if the clarifications were correctly captured?

PC-2005-0085 (APR # 05-III-5P): P6 Sector Transportation Section.

Issue: Identifying the proposed Plan text to be added to the Transportation section of P6 Planning Sector.

Clarification provided: Identified the last paragraph of the justification section of the nomination which reads "The continuation and expansion of local shuttle bus or similar para-transit services....." as the proposed Plan text to be added.

PC-2005-0091 (APR # 05-III-10P): Guinea Road Kiss And Ride

Issue: Is Parcel 77-2((1)) 0035 is included in the subject property?

Clarification provided: The nomination proposes a Kiss and Ride facility on the abandoned portion of Guinea Rd and a pedestrian walkway parallel to the tracks. It is not clear, at this point, as to how the pedestrians will cross the VRE tracks.

PC-2005-0091 (APR # 05-III-12P): North South Trail connectivity to the VRE

Issue: Is the nomination proposing to replace the existing recommendation No.1 under the Public Facilities section or add a new recommendation?

Clarification provided: The nomination proposes to add a new recommendation.

Issue: Identifying the proposed Plan text to be added to the Trails section.

Clarification provided: Identified "Priority should be assigned.....station." as the proposed Plan text to be added.

PC-2005-0091 (APR # 05-III-13P): East West Trail connectivity to the VRE

Issue: Is the intent of nomination to include all parcels 77-1((12)) or only the open space portion of 77-1((12)) i.e. parcel 77-1((12)) A for the South County East West Connector?

Clarification provided: The intent of the nomination is only to include the open space portion of 77-1((12)) i.e. parcel 77-1((12)) A for the South County East West Connector apart from parcel 77-2((1))1.

Thanks again for the clarifications.

Indrani

*Indrani Sistla
Planning Division
Department of Planning and Zoning
Fairfax County*